

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** **ASHLEY MANOR II SHORT PLAT**

**Case Number:** **PLD2006-00070**

**Location:** 13213 NW 43<sup>rd</sup> Court

**Request:** The applicant is proposing to divide 0.77 acres into two single-family residential lots for a property located in the R1-10 zone.

**Applicant:** Moss & Associates, Inc  
Attn: Geoff Appel  
717 NE 61<sup>st</sup> Street, Suite 202  
Vancouver, WA 98665  
(360) 260-9400; (360) 260-3509 [Fax]  
[geoff@mossandassociates.net](mailto:geoff@mossandassociates.net)

**Contact Person:** Same as applicant

**Property Owner:** Salmon Creek Development, LLC  
800 NE Tenney Road, Suite 110, PMB 314  
Vancouver, WA 98685  
(360) 903-5825

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**Staff Contact:** Jan Bazala (360) 397-2375, extension 4499

**Neighborhood Contact:**  
**Felida Neighborhood Association**  
Milada Allen, President  
PO Box 61552  
Vancouver, WA 98666  
573-4030  
E-mail: [gaudeamus@earthlink.net](mailto:gaudeamus@earthlink.net)

**Legal Description of Property:** Tax Lot 2 of S.P. 1-995 (Parcel # 187820-005), located in the Northwest Quarter of Section 29, Township 3 North, Range 1 East of the Willamette Meridian.

**Plan/Zone Designation:** UL (Urban Low Density Residential)/ R1-10

**Approval Standards/Applicable Laws:**

Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

**Application & Fully Complete Date:**

Application Filed: June 15, 2006

Fully Complete: June 28, 2006

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Jan Bazala** at **(360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Jan Bazala**

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact [jan.bazala@clark.wa.gov](mailto:jan.bazala@clark.wa.gov)

**Date of This Notice: July 12, 2006**

<p><b><u>Closing Date for Public Comments:</u></b> <b>July 26, 2006</b></p>
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